



Z-16-07-001

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

City Council Hearing Date: August 16, 2016

GENERAL INFORMATION

APPLICANT	Thomas S. and Janice M. Ward
HEARING TYPE	Original Zoning Request
REQUEST	County RS-40 (Residential Single Family) to City R-3 (Residential Single Family)
CONDITIONS	N/A
LOCATION	4902 Woodcroft Circle
PARCEL ID NUMBER(S)	7831564073
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 33 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~1.38 Acres
TOPOGRAPHY	Undulating
VEGETATION	Residential

SITE DATA

Existing Use	Single family dwelling
Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-Family) Single family dwellings
E	County RS-40 (Residential Single-Family) Single family dwellings
W	County RS-40 (Residential Single-Family) Single family dwellings
S	County RS-40 (Residential Single-Family) Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located within the City limits.

ZONING DISTRICT STANDARDS

Zoning District Designation:	Existing (County RS-40)	Requested (City R-3)
Max. Density:	1.0 units per gross acre	3.0 units per gross acre
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.	Primarily intended to accommodate low density single-family detached residential development.

District Summary *

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

n/a

Environmental/Soils

Water Supply Watershed	Site drains to Lower Randleman Lake watershed, Hickory Creek
Floodplains	Onsite, a Floodplain Development Permit is required for any disturbance within the FEMA 1% Special Flood Hazard Area. FEMA Floodway onsite. If any development is to take place within the FEMA Floodway, a 'No-Rise' Certification must be done to ensure to rise in the BFE (Base Flood Elevation).
Streams	Perennial stream onsite. 100ft stream buffers are required, measure from top of stream bank.
Other:	Maximum BUA for watershed is 50% for High Density development or <24% for Low Density development. All new BUA for the site must meet watershed requirements Water Quality and Water Quantity must be addressed. All the new BUA must be treated by a State approved water quality BMP and any existing BUA treated to the maximum extent practicable.

Utilities

Potable Water	Available
Waste Water	Available

Airport Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping and Tree Conservation not applicable to single-family residential

Transportation

Street Classification:	Woodcroft Circle – Local Street. Trailwood Drive – Local Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None Available.
Trip Generation:	No.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **R-3 (Residential, Single-Family – 3 du/ac)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Planned Community**. The requested **(Residential Single-Family 3 du/ac)** zoning district is generally consistent with the **Mixed Use Planned Community** GFLUM designation. The Generalized Future Land Use Map also designates this location as being within the potential Grandover Activity Center area. The Growth Strategy Map designates the subject site as being within Growth Tier 1, Current Growth Area (2013 – 2019).

Connections 2025 Written Policies

Land Use Goal 4.3 – Growth at the Fringe: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Policy 4F: Initiate a fringe area growth management framework comprising the following elements:

- Create a Fringe Area Land Use Plan;
- Establish a “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities within the water and sewer service boundary;

- Define specific criteria for water and sewer extensions and annexations;
- Initiate designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- Establish a proactive plan to provide infrastructure in advance of development, consistent with the growth "tiers" and Fringe Area Land Use Concept Plan.

Policy 4G: Improve the quality and patterns of development through incentives and regulatory guidelines.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Housing and Neighborhoods, Goal 6: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7A: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Community Facilities, Services, and Infrastructure, Goal 9: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

Policy 9A: Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Policy 9B: Proactively plan for the provision of sufficient capacity to meet the City's future infrastructure needs.

Connections 2025 Map Policies

Mixed Use Planned Community: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of "neighborhood units" that have access to a "village center" with higher density residential, retail, and office uses is one example of an appropriate development form.

Growth Tier 1, Current Growth Area (2013 – 2019): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

n/a

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

n/a

COMPREHENSIVE PLAN POLICY ANALYSIS

Need for Proposed Change

The requested **R-3 (Residential Single Family)** zoning would allow uses that are compatible with the subject site's current designation in the GFLUM as **Mixed Use Planned Community**.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and

education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties, and with representatives of the Grandover Neighborhood, within which the subject site is located.

Based on the absence of complete sidewalk connections in the vicinity, long term safety, accessibility, and quality of life for residents of the subject site would be greatly enhanced by the presence of continuous sidewalks along both sides of Trailwood Drive and Grandover Parkway.

Staff Analysis

This 1.38-acre subject site is currently developed with a single-family dwelling. North, south, west and east of the request is zoned County RS-40 (single family dwellings).

The Generalized Future Land Use Map designates this site as Mixed Use Planned Community. This designation is intended for large tracts of undeveloped land located near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development.

Approving this request will support the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It also provides a development framework for the fringe to guide sound, sustainable patterns of land use, limits sprawl and provide for efficient provision of public services and facilities as City expands. The R-3 zoning district is the least intense residential zoning district in the city and is the closest equivalent zoning classification to the current County residential zoning for this property and adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City R-3** (Residential Single Family) zoning district.